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13 FEB 1979

MEMORANDUM FOR: Deputy Director for Administration

FROM: James H. McDonald  
Director of Logistics

SUBJECT: Overview of Previous Agency Building  
Planning and Related Studies

1. In response to your request of 1 February, we have searched our files to collect for your information key memoranda and studies which have been prepared over the past ten years relating to proposed construction and building planning for the Headquarters Building compound.

2. We have prepared and included a short comment on each subject in each folder. Taken as a series, you can follow the creation of Building Planning Staffs No. 2 and No. 3; proposals to construct both "people" type buildings as well as the Environmentally Sensitive Equipment building, and other planning studies which we thought relevant to your request. Attachment (a) contains a listing of subject titles and a suggested sequence for your review in order to assimilate such efforts in the order of their implementation.

3. Should additional information or clarification of the information provided be desired, we are prepared to respond per your request.

James H. McDonald

Atts

Distribution:

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OL/RECD [ ] (13 Feb 79)

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Summary List of Planning Studies

1. Reports

Report on Agency  Real Estate (25 October 1968)

Report on Agency Space in the Metropolitan Washington Area  
(October 1968)

2. Master Plan

Preliminary Master Plan for Consolidation of the Agency  
at the Headquarters Compound (December 1972)

3. Study

Environmentally Sensitive Equipment Facilities in the CIA  
Headquarters Building, Langley, Virginia (March 1973)

*Folder #2, "ESE Centralization Study - 1975"*

4. Report

Report on Agency Dispersion Problems and Inefficiencies  
(16 January 1974)

5. Briefing Paper

Pros and Cons Supporting the Rationale for Erection  
of Either a Special Purpose Use Building or a People Use  
Building in a Proposed New Building Program, Headquarters  
Compound (15 January 1975)

6. Discussion Paper

Options for Proposed Construction at the Langley Compound  
(16 July 1975)

7. Study

Comparative Analysis of Space Assignment Options (April 1977)  
(Effort to identify Headquarters Building components to

8. Feasibility Study

Feasibility Study for the Construction of a New Building(s)  
at the Langley Headquarters Site (EAG Tasking - July 1977)

9. Study

Some Aspects of the External Buildings Problem and Recommendations for Improvement (EAG Tasking - July 1977)

The 25 October 1968 paper on the right is the genesis of much which has transpired over the past 11 years.

STAT [ ] then a senior member of the MG Career  
STAT Service, chaired a [ ] Real Estate Task Force which  
was charged with the responsibility of looking ahead and  
recommending solutions to the Agency's space problems  
circa 1980. Much of the data in this report is outdated;  
buildings such as the Magazine building, [ ]  
STAT [ ] etc., are now a matter  
of history.

On the left side of the folder, we have included some of the immediate results of the Task Force recommendations, e.g., recommendation 24d concerning the creation of a Building Planning Staff (BPS) which became BPS #2 in the Agency's history. Also included is a draft report, the original of which we presume is now in the retired files. This study provides insights into the development of our space utilization techniques.

The attached Preliminary Master Plan of the Headquarters site was prepared as a requirement by the National Capital Planning Commission (NCPC) in order to receive their concurrence for the construction of the Headquarters motor pool garage. The Master Plan included consolidation of external Agency functions at the Langley compound and the Plan was approved by NCPC in Executive Session at the request of the Agency in December 1972.

The document on the right is a study which was prepared to address short- and long-term options to provide more computer space at Headquarters. On the left, we have included papers which indicate the desire to proceed with a new Environmentally Sensitive Equipment (ESE) building project on the Langley compound and which also led to the creation of Building Planning Staff #3. The last document on the left side is the formal proposal made vis-a-vis implementation of the ESE study. Note that most concurrences were qualified by favoring new construction versus conversion of existing space in the Headquarters Building. In fact, existing space in Headquarters was ultimately converted for use as a computer facility to resolve the immediate computer expansion requirement.

The document on the right side of the folder is a major study undertaken by the Office of Logistics to determine and quantify the inefficiencies which accompany the dispersion of Agency facilities throughout the Metropolitan Washington Area (MWA).

On the left, we have included a number of comments generated by the staff of the then DD/M&S (the immediate predecessor of the DDA). [redacted] [redacted] predecessor. [redacted] was a young CT assigned to the DD/M&S staff at the time. [redacted] who needs no introduction.

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This paper was utilized to brief the DDA, then Mr. Blake. It contrasts the rationale for a "people building" versus a "special purpose building" but also provides an excellent historical overview of efforts to 1975 to accommodate our space problems. The term "special purpose building" is synonymous with Environmentally Sensitive Equipment (ESE) building for the purposes of these studies.

This is another study providing an excellent historical recap of the various options and proposals to consolidate the Agency on the grounds at Langley.

This document has been divided for ease of reading. On the right are three "schemes", including detailed cost analysis, developed to incorporate a surplus Navy building into our space acquisition planning in the spring of 1977. On the left is the basic memo plus a brief description of the three schemes. This memo, though in draft form, was read by the then DDA, Mr. Blake.

This study was prepared by the Real Estate and Construction Division in response to an EAG tasking in 1977 and was not formally presented at an official EAG meeting. In late 1978, it was reviewed by Admiral Turner. The DCI returned it with "thanks", but he did not provide us with any other reaction or comment on the study.

This study was prepared by the Real Estate and Construction Division in response to an EAG tasking in 1977 and was not formally presented at an official EAG meeting. The document, while formidable, can be considerably easier to read if one begins with the "Executive Study" on page 2. It is important because of the "human factors" discussed beginning on page 7 of the paper. There has been consensus that existing external facilities and future external acquisitions off the compound must provide the employee with the full range of capabilities and amenities afforded those in the Headquarters Building.

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